**15/02807/FUL - Field Between City Farm And Cotswold View The Hollow Southdown**

*Erection of 20no. dwellings and associated works*

Object: The Trust wishes to object to this application on the grounds that the proposed scheme in its current format harms the special character of this important hillside and as such will harm the setting of the World Heritage site and the Green Belt. We note that the field is within the wider Twerton Farm SNCI and has been earmarked as an Important Hillside in the emerging Placemaking Plan. In particular we are concerned about the impact of this development on views into and out of the city. We regard this type of development with concern as if permitted would contribute to the cumulative encroachment of modern building developments onto Bath’s open green hillside spaces that provide the special landscape setting for the city.

In addition to the concern felt over the principle of development on this sensitive hillside site, we have strong concerns regarding the design merit and materials for the proposed development. We cannot see any form or suggestion of local character and distinctiveness in the designs for the C, C1, D, E, E1, F, and F1 building types. The block like, ‘brutal’ elevations, horizontal versus vertical emphases and strange roof articulation of these proposed dwellings, in conjunction with the proposed use of reconstituted building materials and timber cladding are incongruous and inappropriate for a development in this prominent visible location immediately adjoining and affecting the setting of the City of Bath Conservation Area. The overall architectural ensemble does not respect the contours of a hillside location nor the historic and modern precedents across Bath of flowing terrace forms respecting and aligning with the topography of the land on which it sits, these buildings appear to jut out from each other in a jumbled ad hoc manner and similarly to be dotted around the site at various orientations with no coherent appearance when viewed from other points vantage points across Bath. We have serious concerns that this development in terms of design style and building typology represents a poor quality approached that appears to be uninformed by any local or city-wide character assessments or an understanding of how development on significant space such as this must be thoughtful and harmonious, and above all must enhance and complement the overall cityscape.

We regard this proposed development in its current plan form, design and materials to represent unacceptable and unmitigated loss of significant green hillside space in Bath. By virtue of its inappropriate design and materials it would be detrimental to the setting of the conservation area visual amenity and character of the local area, would adversely affect the contribution that this hillside makes to the character and landscape setting of Bath and therefore harm the special qualities of the City of Bath World Heritage Site. The scheme would be contrary to the Planning (Listed Building and Conservation Areas) Act 1990, Section 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (NPPF), policies; B1, B4 and CP6 of the B&NES Core Strategy and saved policies; D2, D4, BH1, NE.3 and NE.9 of the B&NES Local Plan.  We would therefore recommend that the application be refused.